

Planning and Zoning Commission (P&Z) Webinar Meeting
April 15, 2021 @ 7:00pm

In attendance were P&Z Chairman Pat Plocek; P&Z Secretary Marshall Gevinson; Commissioner Tim Roe; Commissioner Glen Faden; Commissioner Cathy Scheck; Town Manager Debbie Botchie; Code & Building Official Eric Evans; and GMB Representative Andrew Lyons, Jr.

1. **CALL TO ORDER**: P&Z Chairman Pat Plocek called the meeting to order at 7:00 p.m.
2. **ROLL CALL**: P&Z Chairman Pat Plocek stated everyone was present.
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF P&Z MINUTES** - March 11, 2021
Motion by Mr. Roe to accept minutes. Seconded by Mr. Gevinson. Motion carried 5-0.
5. **NEW BUSINESS**:
 - A. Review and discuss a preliminary site plan submitted by Ron Sutton of CEA, on behalf of Ardent Companies, for the extension of Endless Summer Drive from the existing Amenity Center to Roxanna Road. The site is located in the Millville by the Sea Master Planned Community; Tax Map Parcel #134-12.00-3290.01 and 134-12.00-380.00.

Mr. Roe and Ms. Scheck abstained from the discussion as they are residents of Millville by the Sea.

Mr. Hart, representative of Ardent Companies, stated the proposal was for the small road going from the lifestyle amenity to Rt. 17 (Roxana Road) and was an integral piece moving forward. He stated they currently had a builder under contract for Peninsula Village which has been approved by the P&Z Commission and the Town Council and recorded with Sussex County. The contract requires the builder to include 3 items in addition to developing the 129 lots in Peninsula Village. Those items included: constructing a lap pool, build Summer Wind Blvd., to connect the northern and southern communities, and construct the remaining piece of Endless Summer Dr. which connects the area near the pickleball courts to Rt. 17. Mr. Lyons stated he reviewed the plans, and they were inline with the master plan that was developed since 2014. He stated the connection was on the plans as an entrance to Millville by the Sea from DelDOT roads and is the location of the existing emergency access area. Mr. Lyons stated most of the comments of his letter had been addressed. He stated that Table 1 had to be on the plans and that the DelDOT right of way detail needed to be on the DelDOT sheets for final. Mr. Gevinson had no comments. Mr. Faden stated he was concerned the plans did not specify the species of trees being planted. Mr. Lyons stated that would be included on the final plans. Chairman Plocek felt there was a need for a fire hydrant, or way for the trucks to pull

water from the ponds included near the entrance. He also stated there needed to be marked pedestrian crossings. Mr. Lyons stated the crossings were existing, but not shown on that set of plans. Chairman Plocek stated since the species of trees were unknown, he questioned whether they could be planted in a zig-zag shape rather than 'soldiering down the street'. He also asked if they could be placed on the outside of the sidewalk as opposed to between the sidewalk and curb. Mr. Plocek also stated that there appeared to be no landscaping along the roadway near the walkway and asked would it be the same as the existing that was along Rt. 17. Mr. Hart stated he planned to construct berms, similar to the ones in Bishop's Landing, to reduce noise and break up the sightlines. This would be done along Rt. 17 from Endless Summer to Town Center. These plans would be shown in future plans for Villages 5 & 6, as well as, Town Center.

9. CITIZENS PRIVILEGE

Ms. Scheck stated she agreed the trees should be planted diagonally and on the outside of the sidewalk. There were no other comments.

10. APPROVAL OF PRELIMINARY PLANS

Mr. Gevinson motioned to approve the plans with the stipulation the issues discussed, in regard to the landscaping and crosswalks, be addressed on the final plans. Mr. Faden seconded the motion. Motion carried 3-0-2 abstentions.

11. ANNOUNCEMENT OF NEXT MEETING

Mr. Plocek stated the next P&Z meeting was to be May 13, 2021 at 7:00 p.m.

12. ADJOURNMENT

Mr. Gevinson motioned to adjourn the meeting at 7:16 p.m. Mr. Faden seconded the motion. Motion carried 5-0.

Respectfully submitted and transcribed
by Jennifer Ireland